166.0	0003	0006.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	542,900 / 542,900
					USE VALUE:	542,900 / 542,900
					ASSESSED:	542,900 / 542,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WINDOVER TUCKER H
Owner 2:	
Owner 3:	
Street 1:	47 OAKLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PARSONS JAMES L III -
Owner 2:	-
Street 1:	47 OAKLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,240 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1964, having primarily Vinyl Exterior and 837 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7240.000	118,500	700	423,700	542,900
Total Card	0.166	118,500	700	423,700	542,900
Total Parcel	0.166	118,500	700	423,700	542,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 648.63 | /Parcel: 648.6

Legal Description

User Acct 110007

GIS Ref

GIS Ref

Insp Date 06/01/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 166.0-0003-0006.B

!12867!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	118,800	700	7,240.	423,700	543,200	543,200	Year End Roll	12/18/2019
2019	101	FV	106,000	700	7,240.	423,700	530,400	530,400	Year End Roll	1/3/2019
2018	101	FV	107,100	0	7,240.	375,300	482,400	482,400	Year End Roll	12/20/2017
2017	101	FV	107,100	0	7,240.	314,800	421,900	421,900	Year End Roll	1/3/2017
2016	101	FV	107,100	0	7,240.	314,800	421,900	421,900	Year End	1/4/2016
2015	101	FV	109,200	0	7,240.	272,400	381,600	381,600	Year End Roll	12/11/2014
2014	101	FV	109,200	0	7,240.	263,300	372,500	372,500	Year End Roll	12/16/2013
2013	101	FV	109,200	0	7,240.	250,600	359,800	359,800		12/13/2012

PRINT

Date	Time
12/11/20	02:53:52

LAST REV

Date	Time
06/29/18	10:50:42

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12867

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PARSONS JAMES L	50272-1		10/28/2007		339,000	No	No		
FLINN CATHERINE	48076-367		8/30/2006		329,000	No	No		
LYNCH JOTAL	27821-42		10/30/1997		159,900	No	No		Y

USER DEFINED

Prior Id # 1:	110007
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/22/2014	1233	Foundati	5,000		9/22/2014			Build foundation f
5/23/2006	400	Re-Roof	2,000					
8/15/2001	557	Wood Dec	2,500	C				10X11 WOOD DECK

ACTIVITY INFORMATION

Date	Result	By	Name
6/1/2018	Meas/Inspect	BS	Barbara S
3/4/2009	Meas/Inspect	163	PATRIOT
12/22/2008	Measured	336	PATRIOT
12/3/2008	MLS	MM	Mary M
11/29/2006	MLS	MM	Mary M
12/17/1999	Mailer Sent		
12/6/1999	Measured	243	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7240		Sq. Ft.	Site		0	70.	0.84	8			Ledge	-5					423,738						423,700	

Total AC/HA:	0.16621	Total SF/SM:	7240	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	423,738	Spl Credit		Total:	423,700				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	9 - Crawl Space		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1964	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	5 - None		
Heat Type:	8 - None		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.90240973
Adj $ / SQ:	115.734
Other Features:	57000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	171757
Depreciation:	53245
Depreciated Total:	118513

COMMENTS

no heating system heats w/one gas fired wood stove.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 5 | BRs: 3 | Baths: 1 | HB

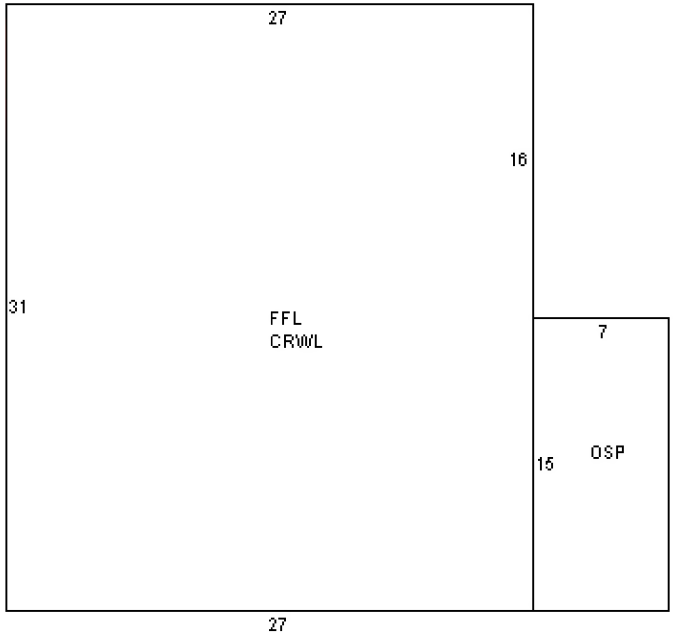
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	115.73
Special Features:	0	Val/Su Net:	66.61
Final Total:	118500	Val/Su SzAd	141.58

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
CRWL	Crawl Space	837	17.360	14,530
FFL	First Floor	837	115.730	96,869
OSP	Screen Porch	105	31.980	3,358

Net Sketched Area: 1,779 | Total: 114,757

Size Ad 837 | Gross Are 1779 | FinArea 837

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

166.0-0003-0006.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14X14	A	AV	2000	4.16	T	15.2	101			700			700

More: N | Total Yard Items: 700 | Total Special Featues: | Total: 700